

Hyde Park City Council Meeting
113 East Center Street
Hyde Park, Utah

June 10, 2015

The Hyde Park City Council meeting of June 10, 2015 began at 7:00 p.m. and was conducted by Mayor Bryan Cox.

City Officials Present: Mayor: Bryan Cox, Council members; Robert Christensen, Bret Randall, Sharidean Flint, and Charles Wheeler, Planning & Zoning member: Mark Lynne, and City Recorder: Donja Wright. Council member Brent Kelly was excused.

Others Present: Tyler Baldwin, Casen Thompson, Arthur Taylor, Lynette Taylor

Prayer or Thought: Council member Wheeler

Pledge of Allegiance: Mayor Cox

Adoption of Agenda: Council member Christensen moved that the Hyde Park City Council approve the agenda for the June 10, 2015 Hyde Park City Council meeting as presented. Council member Wheeler seconded the motion. Council members Christensen, Randall, Flint and Wheeler voted in favor. The motion carried 4-0.

Citizen Input: Arthur Taylor approached the Council to discuss a letter that he had written to the City Council about the City requiring a 99' Right of Way on his property on the North West corner at 3700 North Main. He informed the Council that his deed and title shows a 66' Right of Way. With the 99' Right of Way, when the land is divided, it will make it smaller than a 1 acre parcel and nobody seems interested in purchasing the property if it is smaller than 1 acre. Council member Randall presented Mr. Taylor with a letter that the City had written in response indicating that City Ordinance requires a 99' Right of Way but the City would be willing to change the required setback footage to be based on top back to curb rather than actual property line. Council member Randall informed him that the letter was just a verbalization of the things they have already discussed with Mr. Taylor. Council member Randall informed Mr. Taylor that UDOT shows a 99' Right of Way. The Mayor recommended that the Council and Mr. Taylor meet with the County and find out from the County recorder what the recorded Right of way is and then discuss options.

Presentation: Scott Archibald from Sunrise Engineering – Irrigation water on the East side of the City – Scott Archibald from Sunrise Engineering approached the Council to present the findings from the Hyde Park irrigation study for servicing areas above the highline canal. The purpose of the study was to determine the feasibility of a secondary irrigation water system

east of the upper canal for current water users and for future growth. Currently there are 112 larger lots and 30 smaller lots for a total of 142 lots. 94% of the water overage costs are being paid by the owners of the larger lots. Total Overage cost equals \$65,198.00 on larger lots. On average they are paying \$600 per year to irrigate. The study demonstrates three alternatives. Alternative 1 would cost around \$1 million and would require a small pond, .05 acres. This option would require 27 canal water shares and would cost each user \$27.31 per month. Alternative 2 would cost \$1.3 million and would require a .26 acre pond. 27 current water shares would be needed with 144 shares for the fully developed area. This alternative would cost each user \$34-\$38 per month. Alternative 3 would cost \$1.6 million and would require a .33 acre pond. 27 current water shares would be needed with 187 shares for the fully developed area. This option would cost each user \$41 - \$46 per month. Another option would be to service just the large lot users (112 homes). Mr. Archibald informed the Council that the study shows that it would be less expensive to service the existing users with irrigation water through alternative 1 or 2 vs culinary water. In order for any of the alternatives to become a reality, the City needs to acquire additional canal shares. He recommended that the City begin applying for grants, acquiring land, purchasing water shares, and consider requiring developers to install dry pipes. Mr. Archibald informed the Council that this plan would be a great long term culinary water conservation approach and encouraged the City to begin taking actions to make this happen.

Consider the Niederhauser Commercial Subdivision at approximately 3250 North Hwy 91:

The Council discussed the access off the highway and reviewed the documentation from UDOT giving permission for a temporary access off the highway until adjacent development. The Council requested that the temporary access approved by UDOT also be included in the Development agreement. Council member Randall made a motion to approve the Niederhauser Commercial Subdivision contingent upon a development agreement that includes UDOT's commitment. Council member Wheeler seconded the motion. Council members Christensen, Randall, Flint and Wheeler voted in favor. The motion carried 4/0.

Consider an interlocal agreement creating a Regional Wastewater Treatment Rate

Committee: The Mayor informed the Council that the 6 contributing cities; Smithfield, Hyde Park, North Logan, River Heights, Providence, and Nibley, met with Mayor Peterson from Logan City to negotiate some final issues on the rate setting committee and other major hurdles. Logan City is non negotiable on ownership. The agreement is an effort towards receiving fair and equitable accounting. The approval of this agreement is up against a hard deadline or they may lose 70 million if not complete in time. As contributors to the sewer system, Hyde Park Citizens will see an increase in sewer rates. Logan City will be compensated for carrying the debt and housing the ponds. The discussions have included talks about how Logan City measures their flow and how to make sure that all Cities pay the same rate. Council member Randall informed the Council that some citizens still pump their storm water into the sewer and

for residents living east of the Logan Hyde Park Smithfield canal. He recommended that the City look into creating a policy or ordinance that will set up a policy to respond to people that pump ground water into the sewer system.

Public Hearing – Consider Resolution 2015 – 07 A Resolution Adopting the Final Certified Tax Rate as part of the Hyde Park City Fiscal Year Budget - The Mayor opened the public hearing for Citizen input. There was not comment. The Mayor closed the public Hearing. The Council had a discussion on how the certified tax rate is determined and Council member Wheeler recommended that the City Consider increasing the tax rate next year to bring it back to the prior year's rates. Council member Flint made a motion to approve Resolution 2015-07 – A resolution adopting the final certified tax rate as part of the Hyde Park City fiscal year budget. Council member Randall seconded the motion. Council members Christensen, Randall, Flint and Wheeler voted in favor. The motion carried 4/0.

Public Hearing – Consider Resolution 2015 – 05 – A Resolution Adopting the Official 2016 Fiscal Year Budget for the City of Hyde Park, UT: The Mayor opened the public hearing for citizen input, there was no input. The Mayor closed the public Hearing. The Mayor informed the Council that the budget looks like it has increased significantly this year but there is a new required transit tax that is basically a pass-through, increasing our revenue and expenses by \$110,000. There is also a transfer of \$11,000 to the water department for water used in City parks and a \$92,000 park payment that will be increasing the overall revenue and expenditures balance. Council member Wheeler made a motion to approve Resolution 2015-05 – A resolution adopting the official 2016 fiscal year budget for the city of Hyde Park, UT. Council member Christensen seconded the motion. Council members Christensen, Randall, Flint and Wheeler voted in favor. The motion carried 4/0.

Public Hearing – Consider Resolution 2015 – 06 – A Resolution Adopting an Amendment to the 2015 Fiscal Year budget: The Mayor opened the public hearing for citizen input. There was no input. The Mayor closed the public Hearing. Donja Wright informed the Council that the major adjustments were for road projects. With the equal increase in revenue and expenses, only \$24,000 will be budgeted to be removed from the appropriated fund balance. Council member Randall made a motion to approve Resolution 2015-06 – A resolution adopting an amendment to the 2015 fiscal year budget. Council member Christensen seconded the motion. Council members Christensen, Randall, Flint and Wheeler voted in favor. The motion carried 4/0.

Departments:

Parks: Council member Wheeler informed the Council that the City has a warranty deed for the land designated for a new city park located at 250 East 700 South. The deed will need to be taken down to the County to be recorded.

Council member Wheeler informed the Council that the new play structure has been installed at Lee Park and he has been in contact with the Eco Turf Company to get started on installing the Eco Turf on the playground. The City needs to get a cement barrier put up around the playground first.

Council member Wheeler informed the Council that the plans for the pavilion at Lee park has been turned over to City Engineer, Darrin Hancey for review.

City Celebration – Council member Flint informed the Council that she held a meeting to discuss the City Celebration. Everything is in order and will be running the same as last year. Missy Perkes has volunteered to run a family bike ride called Pioneer Peddle Fest. The ride is scheduled for the Monday before the City Celebration. The Community band will be performing an hour long concert after the parade on Saturday.

Water – Council member Randall informed the Council that the spring is running at full tilt but the City will most likely be pumping by weekend. Council members are invited on a field trip on Saturday to go with the geologist to look at possible location for a well.

Admin – The Mayor informed the Council that the Canal Agreement that was discussed in the prior City Council meeting is being held up by North Logan. The Mayor sent North Logan City a message to see if they could get that as an agenda item on their City Council meeting so the agreement can be approved. Mr. Clegg, who appeared before our Council, is the president of the Hyde Park Canal Company. The Mayor recommended that the City send the Hyde Park Canal Company a letter informing them that prior to any maintenance being done on the canal that they feel Hyde Park should contribute toward, they need to get approval from the City in advance.

Adjourn: 9:10

Donja Wright – City Recorder

Council member Kelly made a motion to approve the minutes from the June 10, 2015 Council meeting. Council member Flint seconded the motion. Council members Kelly, Christensen, Randall, Flint and Wheeler voted in favor. The motion carried 5-0.